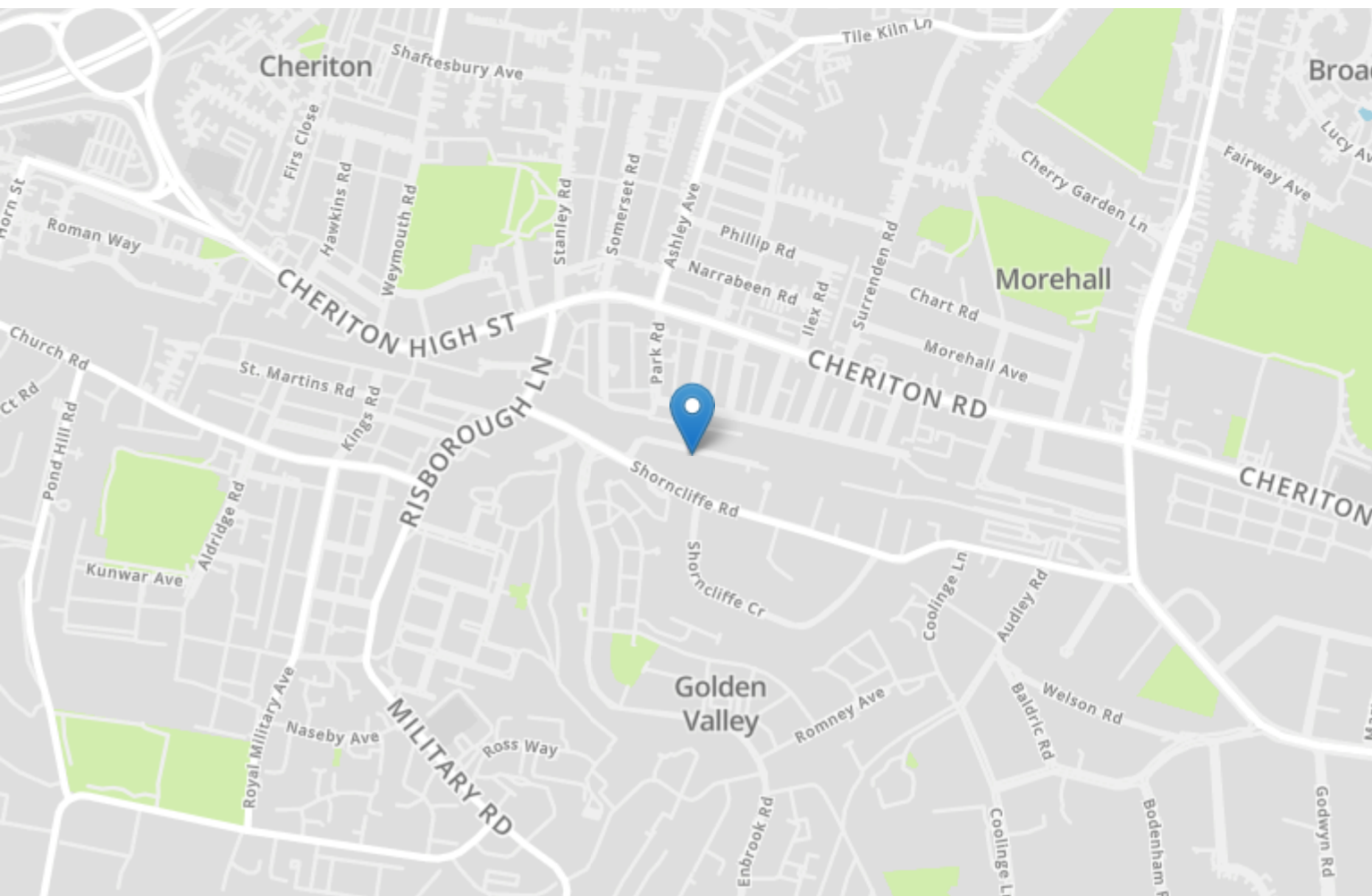




2 Laurel Close

Folkestone
CT20 3PP

£435,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are proud to present this beautifully extended and impeccably modernised three-bedroom detached residence, ideally located in a quiet cul-de-sac just moments from Folkestone West Train Station. Thoughtfully redesigned by the current owners, this exceptional home combines contemporary style with practical family living. The ground floor offers an inviting lounge with a warm and welcoming atmosphere, leading through to a stunning open-plan kitchen/dining area, perfect for both everyday living and entertaining. The garage conversion has been tastefully transformed into a spacious home office or study, providing an ideal space for modern remote working or a creative studio. Upstairs, the property features three well-proportioned bedrooms and a beautifully appointed family bathroom, all finished with a clean, modern aesthetic. Externally, the home continues to impress with a private rear garden offering a peaceful retreat for outdoor dining and relaxation. Additional features include off-road parking, double glazing, and gas central heating throughout. Positioned in one of Folkestone's most convenient locations—within easy reach of excellent schools, local amenities, and high-speed London connections—Laurel Close offers the perfect balance of luxury, comfort, and practicality.



Entrance Hall

Lounge

22' 1" x 15' 2" (6.73m x 4.62m)

Kitchen/Dining Room

16' 1" x 14' 9" (4.90m x 4.50m)

Study/Home Office

15' 11" x 8' 0" (4.85m x 2.44m)

First Floor Landing

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Bedroom Three

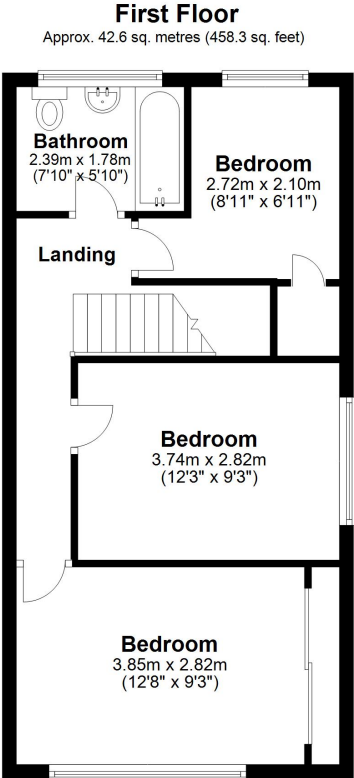
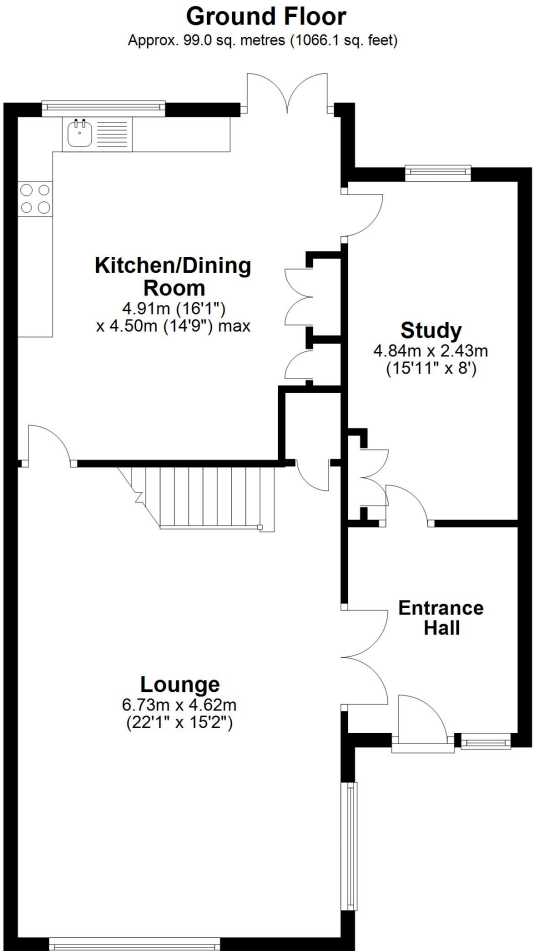
8' 11" x 6' 11" (2.72m x 2.11m)

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Off Road Parking

Rear Garden



Total area: approx. 141.6 sq. metres (1524.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

